

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for August 20, 2003 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.03026
Wyndam Place Addition

SCHEDULED PLANNING COMMISSION MEETING:

DATE: August 20, 2003

PROPOSAL: A final plat consisting of 16 lots.

LOCATION: N.176th Street and Holdrege

LAND AREA: 272.48 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat and Community Unit Plan.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: The Northwest Quarter and the remaining portion of the North Half of the Southwest Quarter and the remaining portion of Lot 1 I. T. , all located in Section 24, T10N, R8E of the 6th P.M., Lancaster County, Nebraska;

EXISTING ZONING: AG Agricultural in the Lancaster County Jurisdiction.

EXISTING LAND USE: Agricultural, and a wooded drainage way and two lakes.

SURROUNDING LAND USE AND ZONING:

North: Agriculture, scattered acreages and one acreage subdivision "Glenwood Acres", zoned AG

South: Agriculture and a native prairie, zoned AG

East: Agriculture and acreages, zoned AG

West Agriculture and two dwellings, zoned AG

HISTORY: Wyndam Place Community Unit Plan and Preliminary Plat were approved by the Lancaster County Board on July 17, 2003.

UTILITIES: There is no public sewer available. Individual wells and waste disposal are proposed. This is in the Lancaster County Rural Water District #1.

TRAFFIC ANALYSIS: 176th and Holdrege Streets are gravel county roads. "O" Street is a paved state highway, Hwy 34.

ANALYSIS:

1. This final plat conforms to the Preliminary Plat and Community Unit Plan.

2. The County Engineer's letter of July 14, 2003 requests one minor change.
3. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Revise the Dedication to add N. 181 Street.
 - 1.1.2 Revise the Dedication to remove "City of Lincoln, a municipal corporation".
 - 1.1.3. Revise the Dedication to note that should farm access use change, then access will be relinquished.
 - 1.1.4 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
 - 1.2 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.1 To submit to the County Engineer an erosion control plan.
 - 2.2 To protect the remaining trees on the site during construction and development.
 - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 2.4 To complete the private improvements shown on the preliminary plat.
 - 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
 - 2.6 To relinquish the right of direct vehicular access to Holdrege Street except for North 179th Street and one farm access. To relinquish the right of direct vehicular access to North 176th Street except for Knotting Hills Drive and two farm accesses.
 - 2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

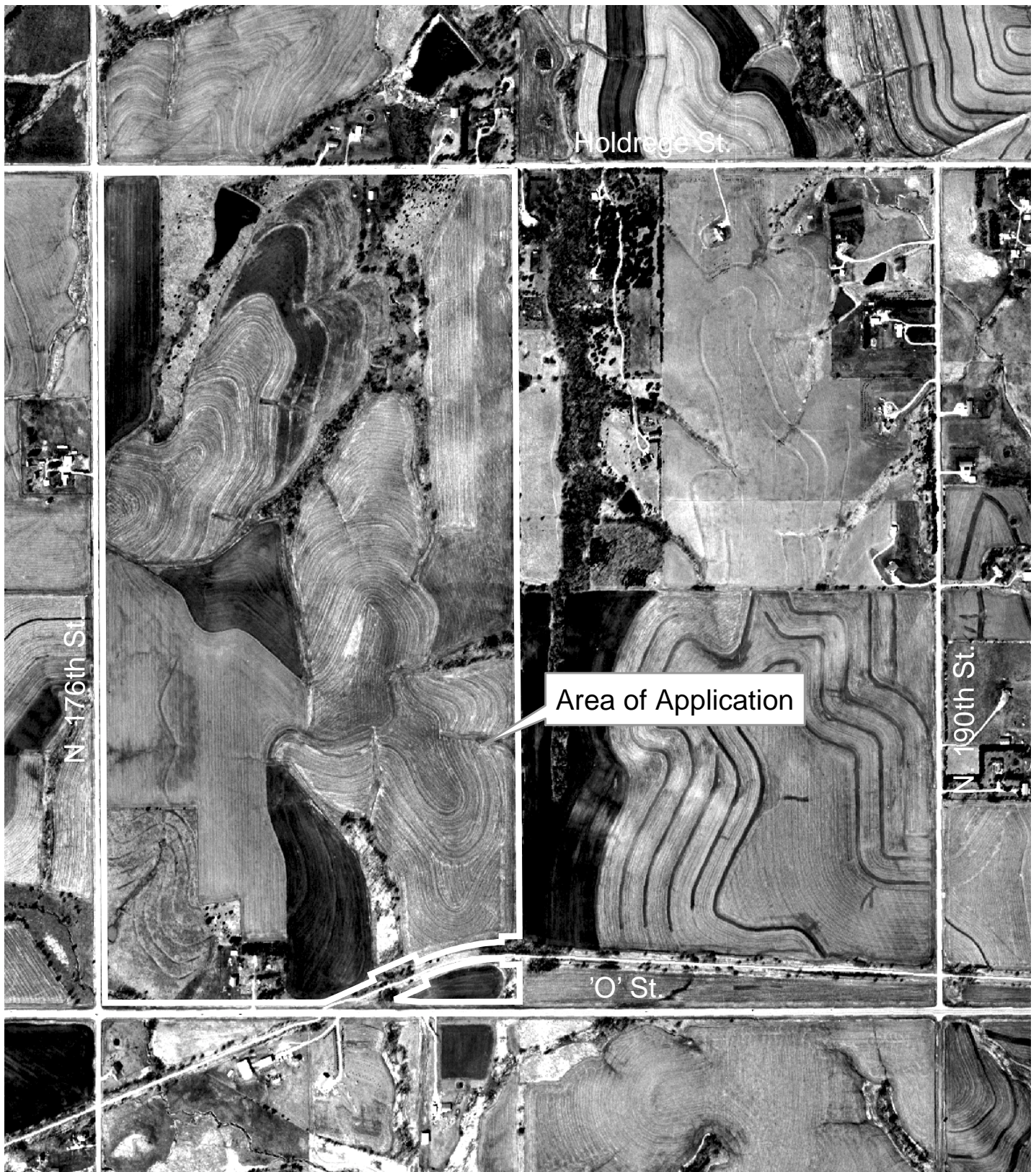
Mike DeKalb
Planner
July 30, 2003

APPLICANT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

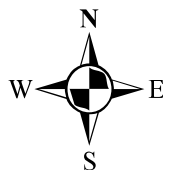
OWNER: Bernie and Connie Heier, Husband and Wife, as joint tenants
2600 So. 120 Street
Lincoln, NE 68516
(402) 483-6070

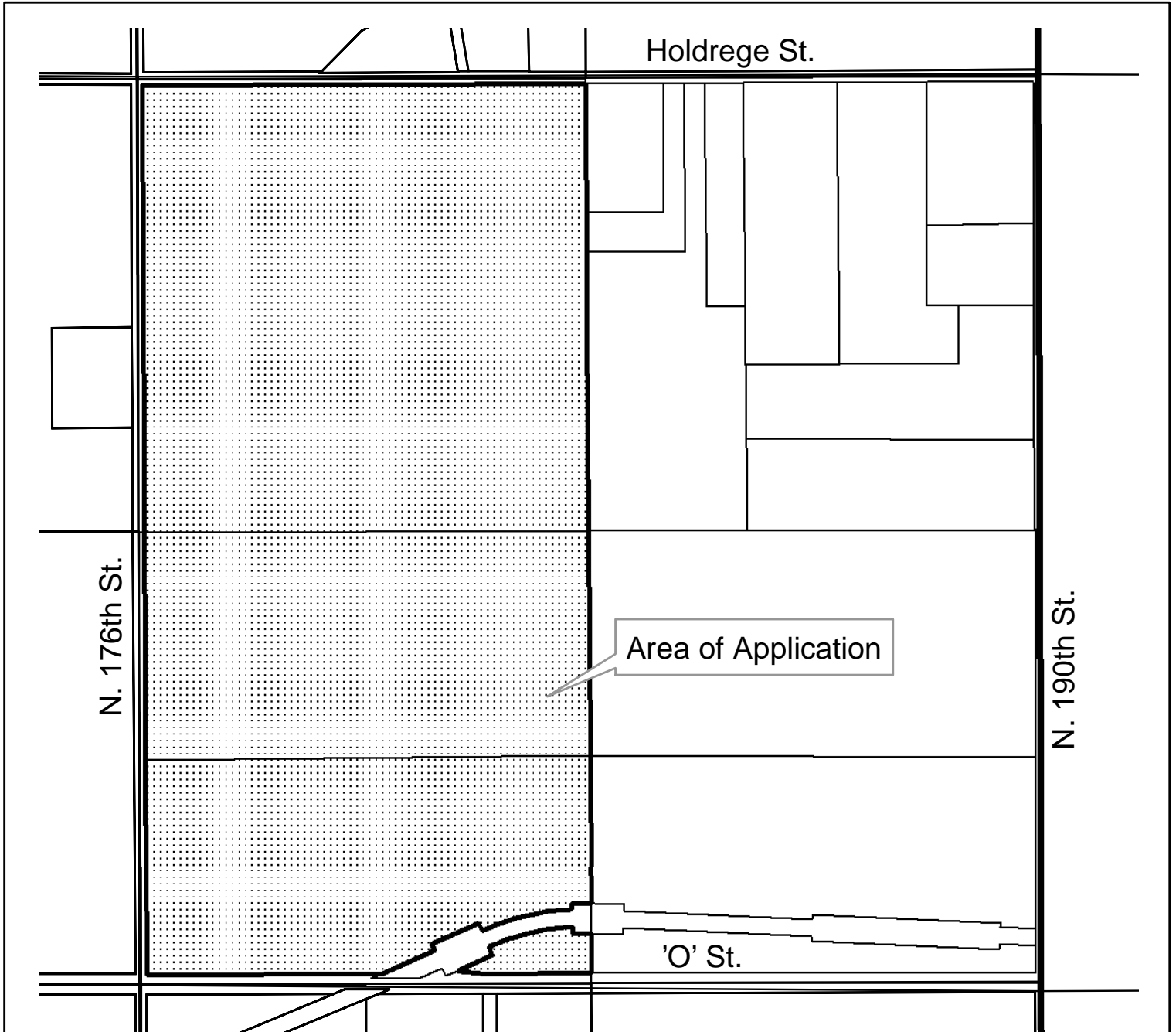
CONTACT: Brian D. Carstens and Associates

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**County Final Plat #03026
Wyndam Place Addition
N. 176th & Holdrege St.**



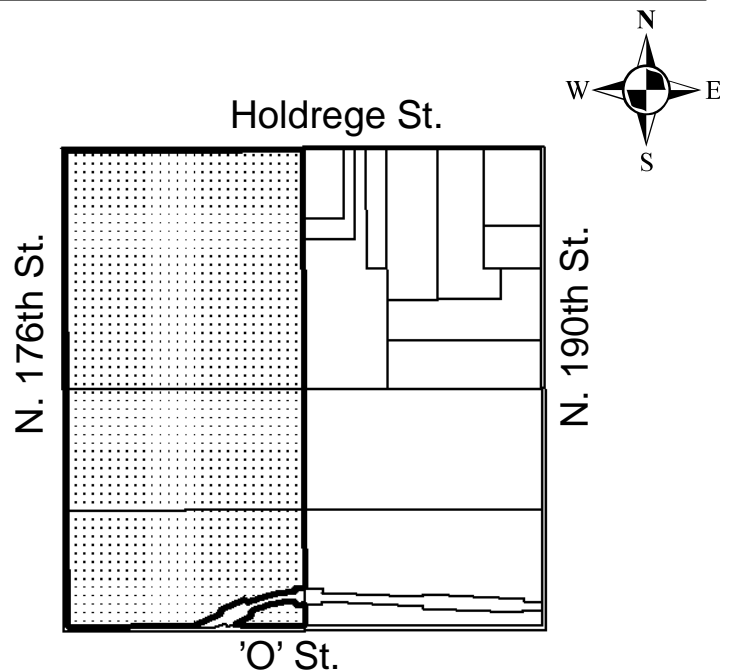
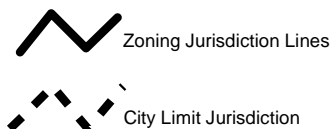


County Final Plat #03026 **Wyndam Place Addition** **N. 176th & Holdrege St.**

Zoning:

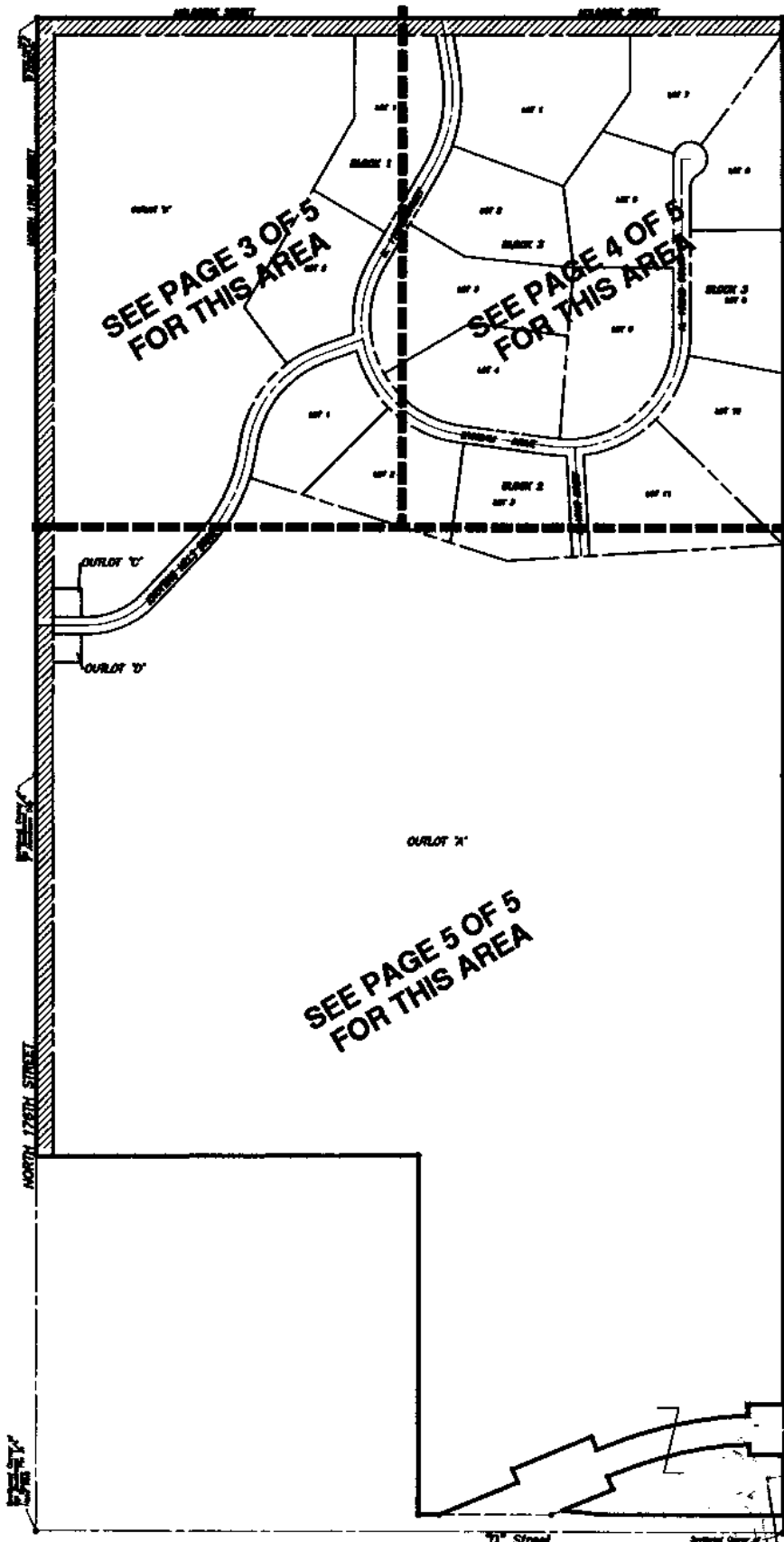
One Square Mile
 Sec. 24 T10N R8E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



WYNDAM PLACE ADDITION

FINAL PLAT
BASED ON COUNTY PRELIMINARY PLAT #03000



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SCALE: 1" = 300'

JUL 11 2003

LINCOLN CITY, LANCASTER COUNTY
PLANNING DEPARTMENT

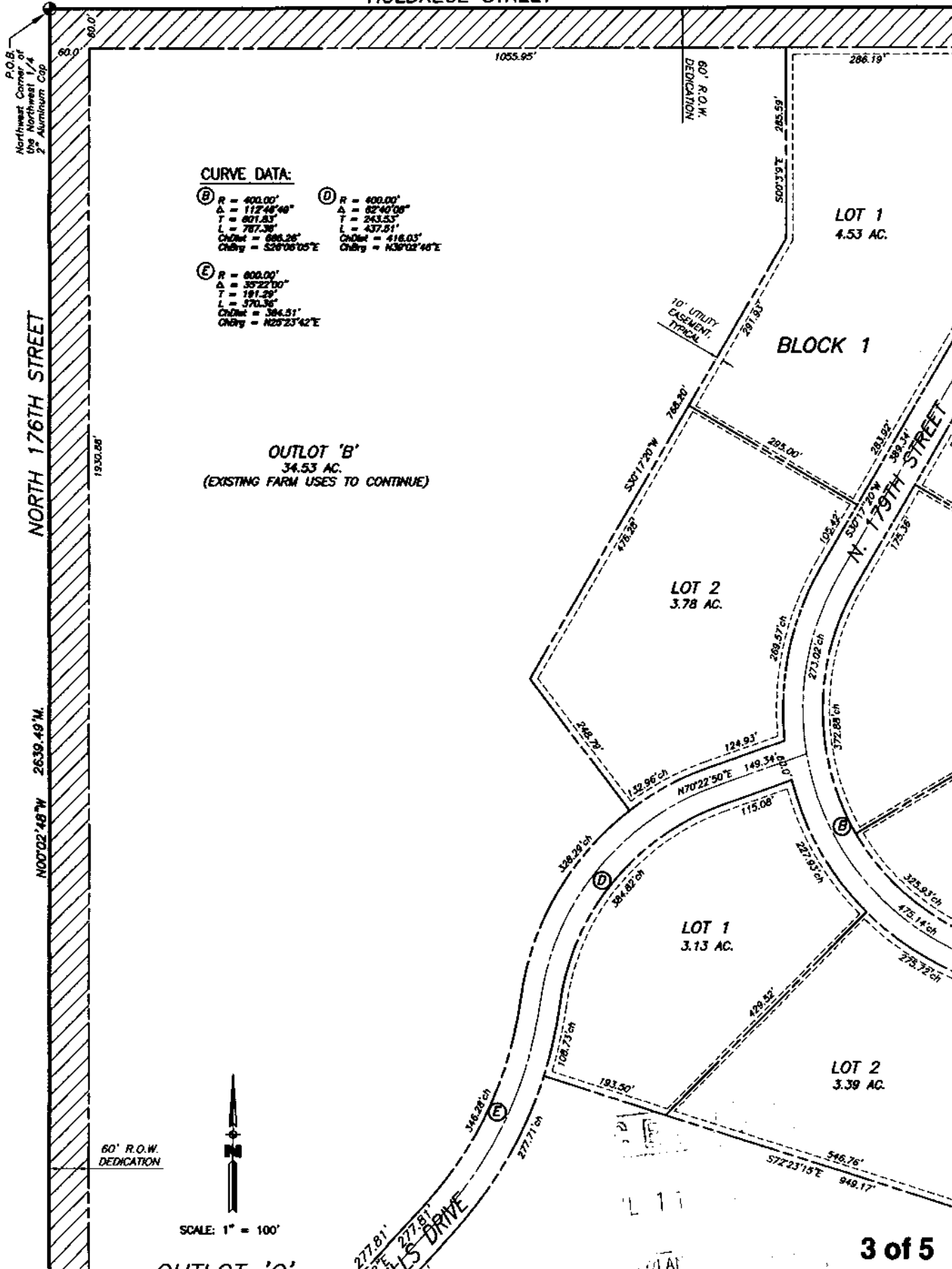
2 of 5

WYNDAM PLACE ADDITION

FINAL PLAT

BASED ON COUNTY PRELIMINARY PLAT #03000

HOLDREGE STREET

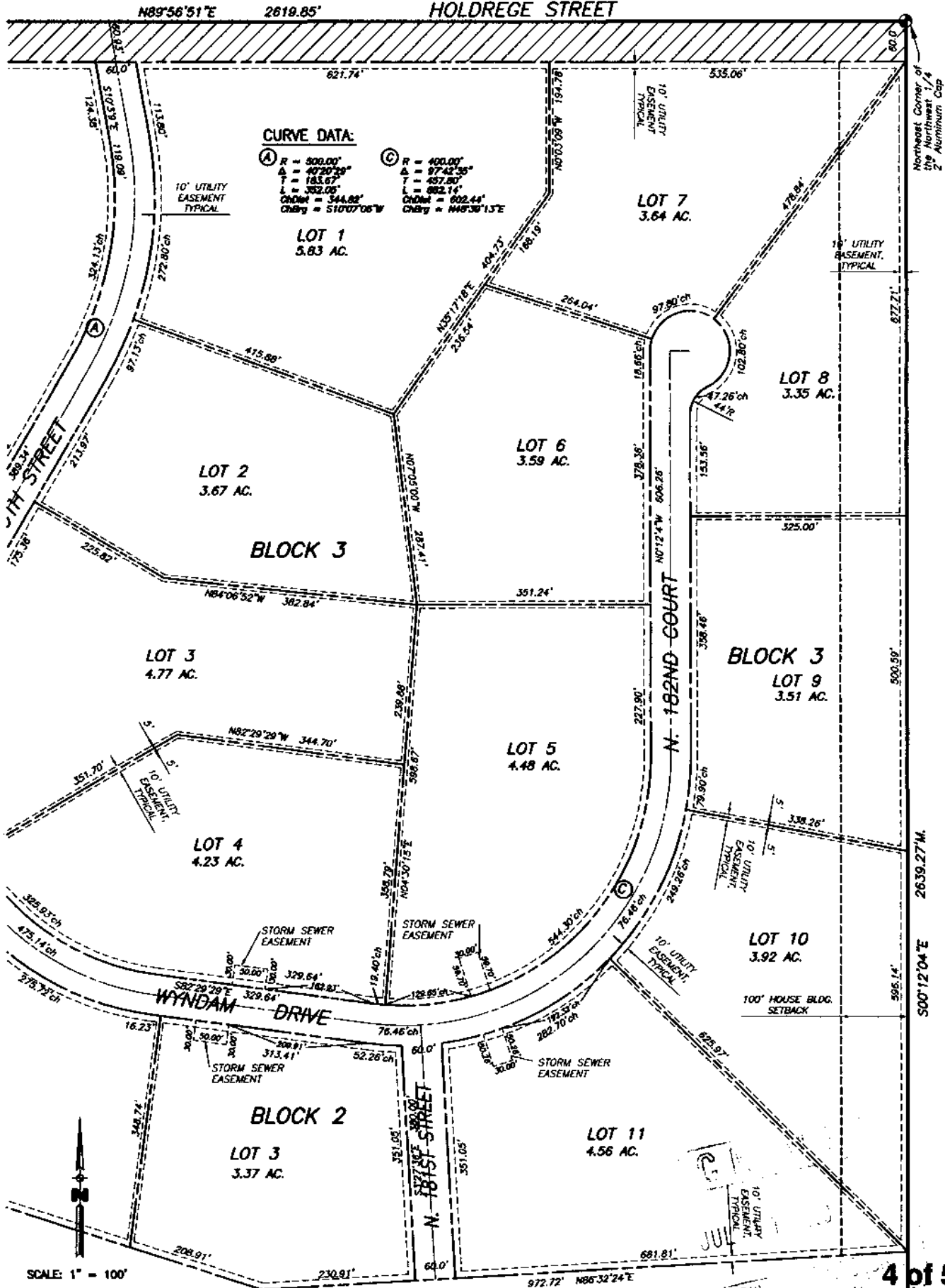


WYNDAM PLACE ADDITION

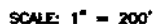
FINAL PLAT

BASED ON COUNTY PRELIMINARY PLAT #03000

HOLDREGE STREET



**FINAL PLAT
BASED ON COUNTY PRELIMINARY PLAT #03000**



5 of 5



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

July 11, 2003

Mr. Marvin Krout
Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: WYNDAM PLACE ADDITION
COUNTY FINAL PLAT

Dear Mr. Krout,

On behalf of Bernie and Connie Heier, we are submitting the Final Plat for Wyndam Place Addition. We are creating 16 Single Family Acreage Lots and 4 outlots as per the County Preliminary Plat #03000 and Special Permit #198 of Wyndam Place.

Enclosed with this application is the following:

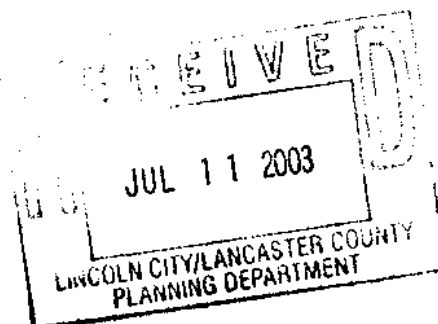
- 16 copies of the Final Plat
- Final Plat Application
- Final Plat Technical Checklist
- Application Fee - \$260.00
- Certificate of Ownership
- 8 1/2" x 11" Reductions

Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Bernie & Connie Heier





Lancaster


County

Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

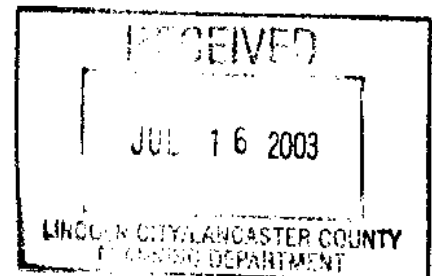
DATE: July 14, 2003
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: WYNDAM PLACE ADDITION

Upon review, this office would have the following comments:

- 1) Dedication to Include a condition that should farm access use change, then access shall be relinquished
- 2) All improvements to be installed prior to approval of Final Plat

LVW/DP/cm

SUBDIV.WK/Wyndam Place PP Comments 5.Mem





AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

July 15, 2003

Mike Dekalb, Project Planner
555 S. 10th #213
Lincoln, NE 68508

RE: Wyndam Place Add.

Dear Mike,

I have reviewed the subject plat and see easements in place as requested.

Thanks for your cooperation

Sincerely,

Rick Volmer, Construction Superintendent Area 2

